

104.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

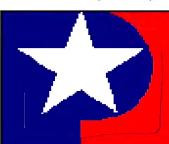
Total Card / Total Parcel

USE VALUE:

1,072,100 / 1,072,100

ASSESSED:

1,072,100 / 1,072,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 28 | | FOX MEADOW LN, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---|--|
| Owner 1: HARRIS WILLIAM P & KATHLEEN M | |
| Owner 2: TRS/ W & K HARRIS REVOCABLE TR | |
| Owner 3: | |

Street 1: 28 FOX MEADOW LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HARRIS KATHLEEN M -

Owner 2: HARRIS WILLIAM P -

Street 1: 28 FOX MEADOW LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3467 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9420 | | Sq. Ft. | Site | | 0 | 70. | 0.75 | 4 | | | | | | | | | 491,820 | | | | | | 491,800 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | User Acct | |
|------------------------------|-----------|----------------|------------|------------|-------------|--|--|--|--|-------------------|--|-----------|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | | | 66804 | |
| 101 | 9420.000 | 580,300 | | 491,800 | 1,072,100 | | | | | | | | GIS Ref |
| | | | | | | | | | | | | | GIS Ref |
| | | | | | | | | | | | | | Insp Date |
| | | | | | | | | | | | | | 09/14/18 |

| | | | | | |
|--------------|-----------------|--------------------------------|---------|----------------|------------------|
| Total Card | 0.216 | 580,300 | 491,800 | 1,072,100 | Entered Lot Size |
| Total Parcel | 0.216 | 580,300 | 491,800 | 1,072,100 | Total Land: |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 309.21 | /Parcel: 309.2 | Land Unit Type: |

PREVIOUS ASSESSMENT **Parcel ID** 104.0-0002-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 580,200 | 0 | 9,420. | 491,800 | 1,072,000 | 1,072,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 433,700 | 0 | 9,420. | 491,800 | 925,500 | 925,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 412,600 | 0 | 9,420. | 421,600 | 834,200 | 834,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 412,600 | 0 | 9,420. | 393,500 | 806,100 | 806,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 412,600 | 0 | 9,420. | 337,200 | 749,800 | 749,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 403,200 | 0 | 9,420. | 302,100 | 705,300 | 705,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 403,200 | 0 | 9,420. | 279,600 | 682,800 | 682,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 403,200 | 0 | 9,420. | 266,600 | 669,800 | 669,800 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|---|-----|-------|-------|
| HARRIS KATHLEEN | 1546-166 | 1 | 7/17/2019 | Convenience | | 1 | No | No | |
| FITZGERALD JAME | 1200-164 | | 2/12/1999 | Family | | | No | No | Y |

BUILDING PERMITS

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 9/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/4/2009 | Meas/Inspect | 163 | PATRIOT |
| 7/7/2005 | OWNR INFO | BR | B Rossignol |
| 5/2/2002 | Permit Visit | PM | Peter M |
| 10/26/1999 | Meas/Inspect | 264 | PATRIOT |
| 7/30/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

